

# EL PASO COUNTY NOTICE

## CLASSIC SRJ LAND, LLC & SR LAND, LLC

HAVE REQUESTED THAT MATTERS CONCERNING THE ZONING OR INTENDED USE OF THIS PROPERTY BE CONSIDERED BY THE **EL PASO COUNTY PLANNING COMMISSION** AT A PUBLIC HEARING LOCATED IN THE SECOND FLOOR HEARING ROOM OF THE PIKES PEAK REGIONAL DEVELOPMENT CENTER, 2880 INTERNATIONAL CIRCLE, COLORADO SPRINGS. THE ITEM WILL ALSO BE CONSIDERED BY THE **EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS** AT A PUBLIC HEARING IN THE CENTENNIAL HALL AUDITORIUM, 200 SOUTH CASCADE AVENUE, COLORADO SPRINGS, COLORADO. INTERESTED PERSONS MAY APPEAR AND BE HEARD.

## PRELIMINARY PLAN HOMESTEAD NORTH FILING NO. 3 PRELIMINARY PLAN

REQUEST: For approval of the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan to create 77 single-family residential lots. The 40.83-acre development area is zoned RR-5 (Residential Rural). A concurrent Map Amendment (rezone) to RS-6000 (Residential Rural) is also requested.

TYPE OF HEARING: Quasi-Judicial

### **HEARING DATES:**

**PC – January 5<sup>th</sup>, 2023; TIME: 9:00 AM**

**BOCC – January 17<sup>th</sup>, 2023; TIME: 1:00 PM**

WARNING: THIS NOTICE IS PROPERTY OF EL PASO COUNTY, COLORADO. ANYONE DEFACING OR REMOVING THIS SIGN WITHOUT AUTHORITY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

NOTICE: CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT THE DAY PRIOR TO THE HEARING DATE TO CONFIRM THAT THE ITEM WILL BE HEARD. FOR MORE INFORMATION, CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AT 719-520-6300.

PROPERTY: The subject property is within the Sterling Ranch Sketch Plan area which depicts a density of 2 dwelling units per acre. The proposed density is 1.8 dwelling units per acre. The parcels are located north of the northeast corner of the Vollmer Road and Briargate Parkway intersection and is within Section 28, Township 12 South, Range 65 West of the 6th P.M. (Parcel Nos. 52280-00-030 and 52280-00-038) (Commissioner District No. 2).